



# PLANNING DEPARTMENT

City and County of San Francisco 1660 Mission Street San Francisco, CA 94103-2414

(415) 558-6378 PLANNING COMMISSION FAX: 558-6409 ADMINISTRATION FAX: 558-6426 CURRENT PLANNING/ZONING FAX: 558-6409 LONG RANGE PLANNING FAX: 558-6426

September 26, 1997

DOCUMENTS DEPT.

## 97.368E: County Jail No. 3 Replacement Project Notices of Preparation and Environmental Impact Report Requirement

SEP 29 1997

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Interested Parties:

Notice is being sent to you because you have expressed an interest in proposed project 97.368E: County Jail No. 3 Replacement Project or the project area, or because you have been identified by the Planning Department as potentially having an interest in the proposed project.

Section 15063, the City and County of San Francisco Planning EIR will be required to analyze the environmental impacts of the County Notice of Preparation of a Draft Environmental Impact Report (Notice of Environmental Impact Report is Determined to be Required (EIR) for the proposed project. Notice of publication of the EIR Requirement will be in circulation on the day following the day that this notice was mailed to

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REFERENCE  
BOOK

Borrowed from the Library

The Planning Department has determined that an EIR must be prepared for a decision regarding whether to approve the project. The purpose of the potential significant physical environmental effects of the proposed project is to minimize the significant effects, and to describe and analyze possible impacts. Please note that preparation of an EIR does not indicate a decision by the Planning Department on the proposed project. However, prior to making any such decision, the Department will consider the information contained in the EIR.

The EIR is part of the EIR Requirement which describes the proposed project and the effects of the proposed project found to be significant. The EIR will focus on the effects of the proposed project found to be significant, including transportation/circulation, public services and utilities, cultural resources. Other environmental effects of the proposed project will be discussed in the EIR.

The Initial Study has been sent to some, but not all parties on the Distribution List. If the Initial Study is not received in this mailing, you can obtain a copy of the document at the Planning Department, Public Information Counter, First Floor, 1660 Mission Street in San Francisco; San Francisco City Library at the Center in San Francisco; San Bruno Planning and Building Department at 567 El Camino Real in San Bruno; San Mateo County Library at 25 Tower Road in San Mateo; San Bruno Public Library at 701 Angus Avenue in San Bruno; or Pacifica Public Library at 104 Hilton Way in Pacifica.

To meet the time limits mandated by State law, your comments or concerns related to the EIR must be received within 30 days from your receipt of these notices. If you have any questions concerning the documents discussed above or the EIR process, you may contact Lisa Posternak at the Planning Department at (415) 558-6384 or at the address shown above.

Lisa Posternak  
Environmental Review Officer

D

REF  
365.5097  
In5





# PLANNING DEPARTMENT

City and County of San Francisco 1660 Mission Street San Francisco, CA 94103-2414

(415) 558-6378

PLANNING COMMISSION  
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LONG RANGE PLANNING  
FAX: 558-6426



September 26, 1997

DOCUMENTS DEPT.

**RE: 97.368E: County Jail No. 3 Replacement Project  
Notices of Preparation and Environmental Impact Report Requirement**

SEP 29 1997  
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To Interested Parties:

This notice is being sent to you because you have expressed an interest in proposed project 97.368E: County Jail No. 3 Replacement Project or the project area, or because you have been identified by the Planning Department as potentially having an interest in the proposed project.

Pursuant to State CEQA Guidelines, Section 15063, the City and County of San Francisco Planning Department has determined that an EIR will be required to analyze the environmental impacts of the County Jail No. 3 Replacement Project. A Notice of Preparation of a Draft Environmental Impact Report (Notice of Preparation) and Notice That an Environmental Impact Report is Determined to be Required (EIR Requirement) have been prepared for the proposed project. Notice of publication of the EIR Requirement will be printed in a newspaper of general circulation on the day following the day that this notice was mailed to you.

As stated in the EIR Requirement, the Planning Department has determined that an EIR must be prepared for the proposed project prior to any final decision regarding whether to approve the project. The purpose of the EIR is to provide information about potential significant physical environmental effects of the proposed project, to identify possible ways to minimize the significant effects, and to describe and analyze possible alternatives to the proposed project. Please note that preparation of an EIR does not indicate a decision by the City to approve or to disapprove the proposed project. However, prior to making any such decision, the decision makers must review and consider the information contained in the EIR.

An Initial Study has been prepared as part of the EIR Requirement which describes the proposed project and its potential environmental impacts. The EIR will focus on the effects of the proposed project found to be potentially significant per the Initial Study, including transportation/circulation, public services and utilities, biological resources, hazards, and cultural resources. Other environmental effects of the proposed project have been found to be not significant.

The Initial Study has been sent to some, but not all parties on the Distribution List. If the Initial Study is not included in this mailing, you can obtain a copy of the document at the Planning Department, Public Information Counter, First Floor, 1660 Mission Street in San Francisco; San Francisco City Library at the Civic Center in San Francisco; San Bruno Planning and Building Department at 567 El Camino Real in San Bruno; San Mateo County Library at 25 Tower Road in San Mateo; San Bruno Public Library at 701 Angus Avenue in San Bruno; or Pacifica Public Library at 104 Hilton Way in Pacifica.

Due to the time limits mandated by State law, your comments or concerns related to the EIR must be received within 30 days from your receipt of these notices. If you have any questions concerning the documents referenced above or the EIR process, you may contact Lisa Posternak at the Planning Department at (415) 558-6384 or at the address shown above.

Sincerely,

Barry L. Gitzelman  
Environmental Review Officer

REF 365.5097 In5

Initial study, County  
Jail No. 3 replacement  
1997]

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**NOTICE OF PREPARATION**  
**OF A DRAFT ENVIRONMENTAL IMPACT REPORT**

To: Responsible and/or Trustee Agencies

From: City and County of San Francisco  
Planning Department  
1660 Mission Street, 5th Floor  
San Francisco, California 94103

Date: September 27, 1997

Re: **Notice of Preparation of a Draft Environmental Impact Report**

DOCUMENTS DEPT.

SEP 29 1997

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The City and County of San Francisco Planning Department will prepare an Environmental Impact Report for the following project: 97.368E: County Jail No. 3 Replacement Project.

Pursuant to State CEQA Guidelines, Section 15063, we have determined that an EIR will be required to analyze this project and have prepared an Initial Study, which is attached. The project consists of replacing components of the existing San Francisco County Jail No. 3 / 7 Complex, located on 158 acres of land owned by the City and County of San Francisco in unincorporated San Mateo County. The project involves mainly replacing the existing County Jail #3 building, which contains men's housing, outdoor exercise yards, kitchen, laundry, medical/dental clinic, and administrative operations, with an Administrative/Services Building and two Housing Buildings. The construction site for the new Administrative/Services Building and Housing Buildings is adjacent to and about 200 feet east of the existing Jail No. 3 building. The project also involves replacing and upgrading other facilities of the County Jail No. 3 / 7 Complex, including a new Vehicle Shop and General Storage Facility, new parking lots, new and upgraded internal access roads, new electrical service and emergency generator, and water and sanitary sewer infrastructure improvements. The proposed project would be conducted in three phases - constructing and starting operation of the jail replacement facilities, moving the inmates in the existing Jail No. 3 building to the new Housing Buildings, and demolishing the existing Jail No. 3 building. The project is described in more detail in the Initial Study.

The EIR will focus on the effects of the proposed project found to be potentially significant per the attached Initial Study, including transportation/circulation, public services and utilities, biological resources, hazards, and cultural resources. Other environmental effects of the proposed project have been found to be not significant. The EIR will also address alternatives to the proposed project.

We need to know the views of your agency regarding the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR when considering a permit or other required approval for the proposed project.

The State CEQA Guidelines prescribe that agency response to a Notice of Preparation must be received by the Lead Agency (the San Francisco Planning Department for this project) within 30 days from agency receipt of the Notice of Preparation. Please send your response, including the name of a contact person in your agency, to Lisa Posternak at the address shown above. Telephone inquiries may also be referred to Lisa Posternak at (415) 558-6384.

  
\_\_\_\_\_  
HILLARY E. GITEMAN  
Environmental Review Officer

Date

9/26/97

SEP 29 1997

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NOTICE THAT AN  
ENVIRONMENTAL IMPACT REPORT  
IS DETERMINED TO BE REQUIRED

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Date of this Notice: September 27, 1997

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Lead Agency: Planning Department, City and County of San Francisco  
1660 Mission Street - 5th Floor, San Francisco, CA 94103-2414

Agency Contact Person: Lisa D. Posternak

Telephone: (415) 558-6384

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Project Title: 97.368E: County Jail No. 3 Replacement Project

Project Sponsor: San Francisco Sheriff's Department

Sponsor Contact Person: Lieutenant Michael La Vigne

Project Manager: San Francisco Public Works Department

Manager Contact Person: Tara Lamont

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Project Address: 1 Moreland Drive

Assessor's Block(s) and Lot(s): 017-530-010

City and County: the project site is under the ownership and jurisdiction of San Francisco County, but lies within the geographical boundaries of San Mateo County

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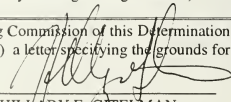
**Project Description:** The proposed project involves replacing components of the existing San Francisco County Jail No. 3 / 7 Complex, particularly the County Jail No. 3 building and operations. The existing County Jail No. 3 / 7 Complex is located on 158 acres of land owned by the City and County of San Francisco in unincorporated San Mateo County, adjoining the City of San Bruno to the east, the City of Pacifica to the west, Skyline College to the north, and San Francisco's Crystal Springs Reservoir to the south. The project mainly involves replacing the County Jail No. 3 building, which contains men's housing, outdoor exercise yards, kitchen, laundry, medical/dental clinic, and administrative operations, with an Administrative/Services Building and two Housing Buildings. The construction site for the new Administrative/Services Building and Housing Buildings is adjacent to and about 200 feet east of the existing Jail No. 3 building. The project also involves replacing and upgrading other facilities of the County Jail No. 3 / 7 Complex, including a new Vehicle Shop and General Storage Facility, new parking lots, new and upgraded internal access roads, new electrical service and emergency generator, and water and sanitary sewer infrastructure improvements. The proposed project would be conducted in three phases - constructing and starting operation of the jail replacement facilities, moving the inmates in the existing Jail No. 3 building to the new Housing Buildings, and demolishing the existing Jail No. 3 building. The existing shooting range at the County Jail No. 3 / 7 Complex will be relocated to a site at the San Francisco International Airport prior to construction of the jail replacement facilities. Relocation of the shooting range is *not* part of the proposed County Jail No. 3 Replacement Project.

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**THIS PROJECT MAY HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AND AN ENVIRONMENTAL IMPACT REPORT IS REQUIRED.** This determination is based upon the criteria of the Guidelines of the State Secretary for Resources, Section 15063 (Initial Study), 15064 (Determining Significant Effect), and 15065 (Mandatory Findings of Significance).

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Deadline for Filing of an Appeal to the City Planning Commission of this Determination that an EIR is required is October 17, 1997. An appeal requires: 1) a letter specifying the grounds for the appeal, and 2) a \$209.00 filing fee.

  
HILLARY E. GITELMAN  
Environmental Review Officer



SEP 29 1997

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## INITIAL STUDY

### County Jail No. 3 Replacement Project

#### I. PROJECT BACKGROUND / DESCRIPTION

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The proposed County Jail No. 3 replacement Project involves replacing components of the existing San Francisco County Jail No. 3 / 7 Complex on the same site. The County Jail No. 3 / 7 Complex is located on 158 acres of land owned by the City and County of San Francisco in unincorporated San Mateo County, adjoining the City of San Bruno to the east, City of Pacifica to the west, Skyline College to the north, and San Francisco's Crystal Springs Reservoir to the south. It includes two jails - County Jail No. 3 and County Jail No. 7, Learning Center, storage buildings, farming and horticultural buildings, parking areas, shooting range, water storage tank, utility lines, and roads. Figure 1 shows the location of the project site. Figure 2 shows the existing buildings and facilities on the site.

The proposed project mainly involves replacing the existing County Jail No. 3 building, which contains men's housing, outdoor exercise yards, kitchen, laundry, medical/dental clinic, and administrative operations, with an Administrative/Services Building and two Housing Buildings. The project also involves replacing and upgrading other facilities of the County Jail No. 3 / 7 Complex and includes a new Vehicle Shop and General Storage Facility, new parking lots, new and upgraded roads, new electrical service and an emergency generator, and water and sanitary sewer infrastructure improvements. The construction site for the new Administrative/Services Building and Housing Buildings is adjacent to and about 200 feet east of the existing Jail No. 3 building.

The existing shooting range at the County Jail No. 3 / 7 Complex will be relocated to a site at the San Francisco International Airport prior to construction of the jail replacement facilities. Relocation of the shooting range is *not* part of the proposed County Jail No. 3 Replacement Project.

### Project Goals

The City and County of San Francisco has operated a jail facility on the project site since 1932, when County Jail No. 3 (Jail No. 3) was completed. Jail No. 3 is the oldest continuously operating jail in California. The San Francisco Sheriff's Department wishes to replace Jail No. 3 due to its age, state of deterioration, staff inefficiencies related to design, incompatibility of design with current program and service level requirements of a modern correctional institution, seismic safety, high cost of upgrading, and a pending class action law suit in the United States District Court for the Northern District of California regarding facility conditions.

Specific goals of the proposed County Jail No. 3 Replacement Project are: 1) to replace, on the site of the existing County Jail No. 3/7 Complex, the dilapidated and unsafe housing and administrative functions in Jail No. 3; 2) to comply as soon as possible, and in the most efficient and cost-effective way, with the order of the United States District Court for the Northern District of California directing the City of San Francisco to submit a plan to remedy constitutional defects in Jail No. 3, including those related to seismic and fire safety; 3) to prevent the possible loss of life and harm to inmates housed in Jail No. 3 by constructing a new, safe facility on the same site as soon as possible; 4) to expand the laundry and kitchen operations in Jail No. 3 to serve the entire City and County of San Francisco Jail System; 5) to formalize and upgrade parking areas, roads, and other activity areas of the County Jail No. 3 / 7 Complex; and 6) to maintain the existing administrative, kitchen, laundry, and heating operations in Jail No. 3 for County Jails No. 3 and No. 7 during project construction.

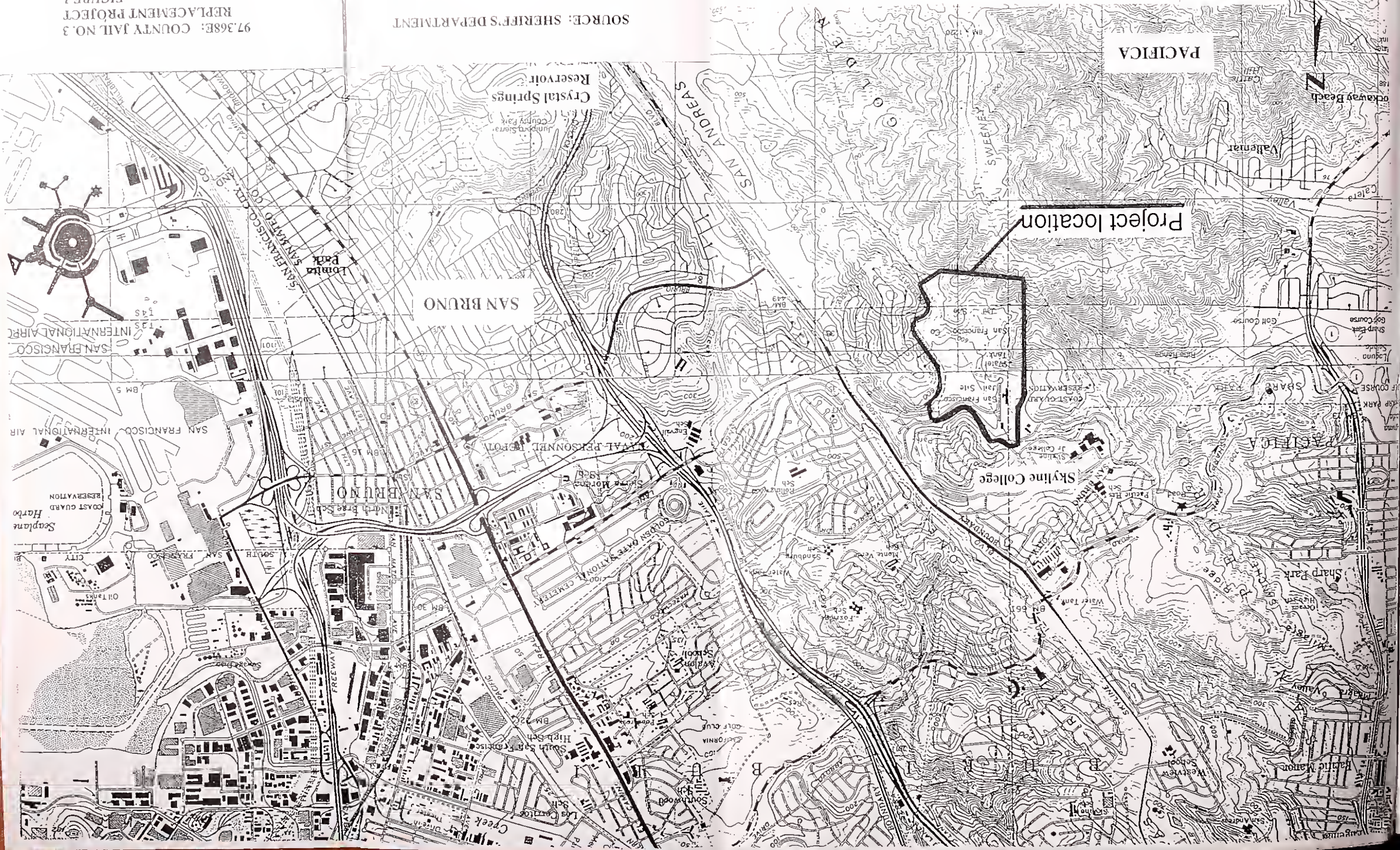


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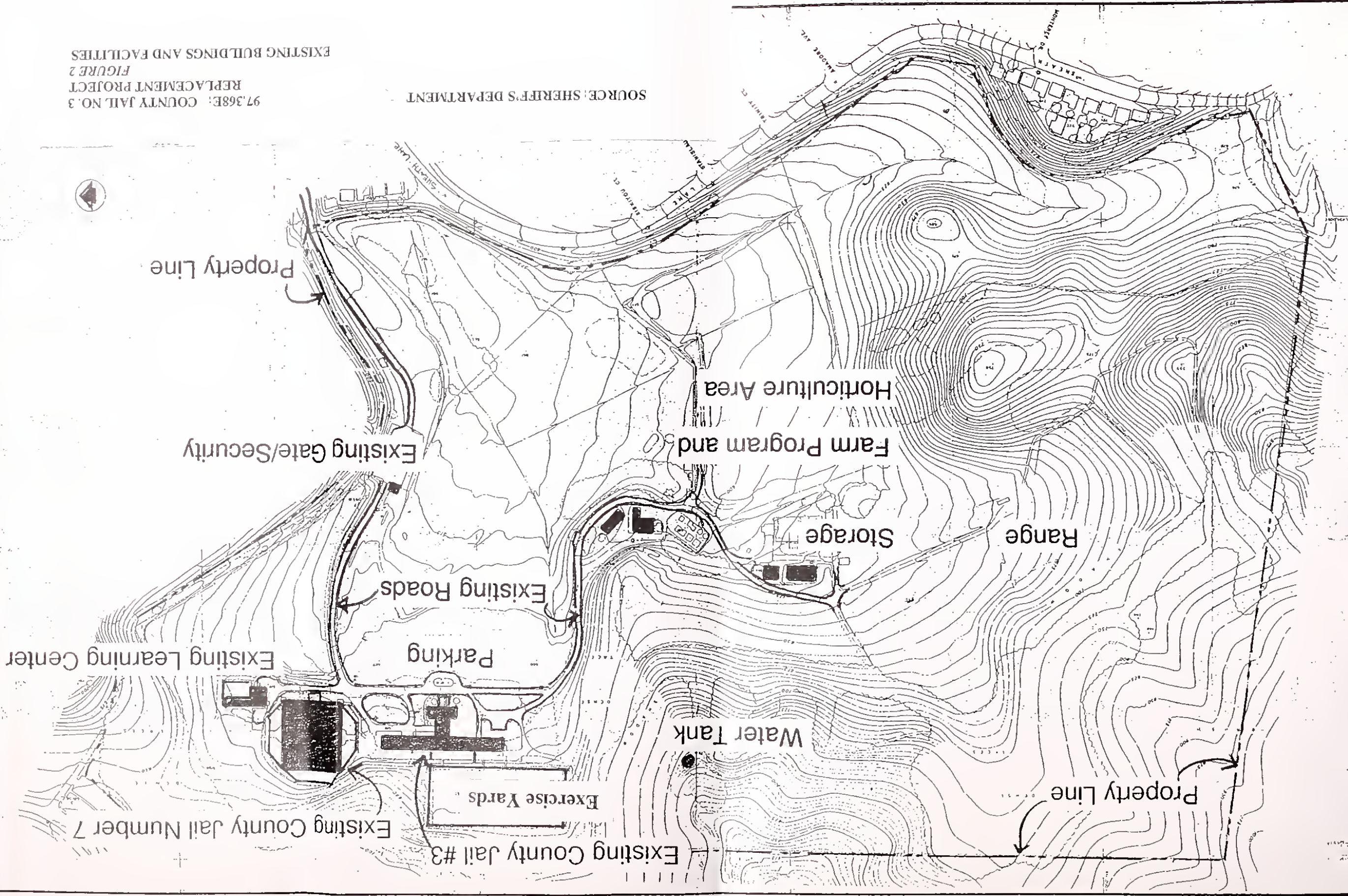
97.368E: COUNTY JAIL NO. 3  
REPLACEMENT PROJECT  
FIGURE 1  
PROJECT LOCATION

SOURCE: SHERIFF'S DEPARTMENT









97.368E: COUNTY JAIL NO. 3  
REPLACEMENT PROJECT  
FIGURE 2  
EXISTING BUILDINGS AND FACILITIES

SOURCE: SHERIFF'S DEPARTMENT



# Proposed Project

## Overview

The proposed County Jail No. 3 replacement Project mainly involves replacing the existing County Jail No. 3 building with an Administrative/Services Building and two Housing Buildings. The project also involves replacing and upgrading other facilities of the County Jail No. 3 / 7 Complex and includes a new Vehicle Shop and General Storage Facility, new water storage tank, new parking lots, new and upgraded roads, new electrical service and an emergency generator, and water and sanitary sewer infrastructure improvements. Approval and implementation of a financing mechanism for constructing the jail replacement facilities and approvals and permits from federal, state, and local agencies are additional components of the proposed project.

The proposed project would replace the men's housing in existing Jail No. 3 with two new Housing Buildings. The new housing buildings would have a total of 384 cells that could accommodate a maximum of 768 inmates. Existing Jail No. 3, which has 464 cells and two 50-bed dormitories and could accommodate a maximum of 554 inmates, has historically accommodated a maximum of about 800 inmates and an average of about 750 inmates from 1987-1997 (Inter-Office Correspondence from San Francisco Sheriff's Department to San Francisco Public Works Department, August 14, 1997). Exceedance of capacity and the deteriorated conditions in the Jail No. 3 building are some of the issues associated with the class action lawsuit. The population in Jail No. 3 was recently reduced to about 400 inmates due to concerns regarding the building's state of deterioration and inefficiencies and the class action lawsuit (personal communication, San Francisco Sheriff's Department). While the new Housing Buildings would accommodate an inmate population about 40 percent greater than that of existing Jail No. 3, the historic average population in Jail No. 3 is similar to the potential future population in the new Housing Buildings.

Table 1 compares the number of cells, rated capacity (maximum potential occupancy by inmates) and maximum inmate populations (past or potential future) in existing Jails No. 3 and 7 and the proposed new Housing Buildings. It is noted that the number of inmates housed in any jail is determined by societal conditions (e.g., crime and incarceration rates) as well as physical constraints (e.g., jail capacity and building conditions). In jails that house a relatively large inmate population awaiting trial (i.e., pretrial), such as existing Jail No. 3 and the proposed jail replacement facilities, the efficiency of processing inmates for trial also affects the inmate population. Thus, the inmate population in existing Jail No. 3 has tended to fluctuate, and the population in the new Housing Buildings is expected to do likewise.



**TABLE 1. Building Capacities and Inmate Populations at County Jail No. 3 / 7 Complex.**

Facility	Number Of Cells	Rated Capacity	Maximum Inmate Population
Existing Jail No. 3	464 + two 50-bed dormitories	554*	750**
Proposed Jail No. 3 (Housing Buildings)	384	768	768***
Existing Jail No. 7	six 50-bed dormitories	300	350**

\* rated capacity determined in 1950s, about 20 years after Jail No. 3 building was constructed and operational average inmate population in past (i.e., greater than rated capacity)

\*\*\* maximum potential inmate population in future based on rated capacity; actual occupancy will fluctuate depending on crime and incarceration rates and efficiency of processing inmates for trial

Construction of the proposed project would be conducted in phases to meet the project goals. As Jail No. 3 provides kitchen, laundry, and heating functions for the entire County Jail No. 3 / 7 Complex in addition to men's housing, the project goals include continuing to provide services to Jails No. 3 and No. 7 while replacing Jail No. 3. The proposed project would be conducted in three phases. Phase I would involve constructing and starting operation of the Jail No. 3 replacement facilities. Phase II would involve moving the inmates in the existing Jail No. 3 building to the new Housing Buildings. Phase III would involve demolishing the existing Jail No. 3 building.

### **Existing County Jail No. 3 / 7 Complex Facilities and Operations Proposed for Replacement or Improvement**

Figure 2 shows the location of the existing County Jails No. 3 and No. 7, Learning Center, storage buildings, buildings associated with farming and horticultural activities, shooting range, water tank, and roads on the project site.

#### **Jail No. 3**

Jail No. 3, in the northwestern portion of the project site, is about 85 feet high at the highest point (the housing section) and contains men's housing (464 cells and two 50-bed dormitories with a rated capacity of 554 inmates), administrative operations, medical and dental facilities, kitchen, laundry, and other facilities and operations listed below, some of which serve the entire County Jail No. 3 / 7 Complex. The administrative operations area includes spaces for a lobby, inmate intake, attorney and public visiting areas, staff offices and dining room, classrooms, print shop, and chapel.

1. Men's Housing
2. Administrative Operations Area
3. Medical Clinic



4. Mechanical and Electrical Spaces (heating, venting, and air conditioning systems and elevator equipment)
5. Storage and Maintenance Rooms
6. Outdoor Exercise Yards

facilities that serve entire County Jail No. 3 / 7 Complex

7. Kitchen
8. Laundry
9. Dental Clinic
10. Mechanical and Electrical Spaces (boiler plant and electrical and central telephone services)
11. Outdoor Electrical Equipment

**Storage Buildings**

Two storage buildings are north of the shooting range and west of the farming and horticultural buildings and grounds, in the center of the project site. One building is used for storing inmate records, materials and supplies, and small equipment; the other building is used for storing two transport buses.

**Roads**

A single-lane main access road connects with Moreland Drive near the northeastern boundary of the property line, heads west to the general area of existing Jails No. 3 and No. 7 and the Learning Center, south along the eastern side of Jail No. 3, southeast to the farming and horticultural buildings, and then southeast to the storage buildings and shooting range. A secondary access road from the Learning Center heads north to a maintenance road on Skyline College property. The main access road is paved up to the farming and horticultural buildings, and the secondary access road is unpaved.

**Parking Lots**

The County Jail No. 3 / 7 Complex contains four parking lots - three lots for staff and one lot for visitors. Two parking lots for staff are east of Jail No. 3, an unpaved lot on the eastern side and a paved lot on the western side of the main access road where it heads southeast to the farming and horticultural buildings. One unpaved parking lot for staff is west of the Learning Center. One paved parking lot for visitors is east of the entrance gate where Moreland Drive connects with the main access road.

**Utility Systems**

The San Andreas Reservoir is the primary source of water for the County Jail No. 3 / 7 Complex. Water is pumped from the reservoir about 2.5 miles to the northwest, through the southern section of the project site, to the water storage tank south of Jail No. 3 in the center of the western portion of the project site. The water storage tank provides water supply and pressure for daily peak demands and fire fighting for the entire County Jail No. 3 / 7 Complex and Pacifica's Sharp Park Golf Course, and is used as an emergency water source for Skyline College. It has a capacity of about 230,300 gallons. A water line runs from the water storage tank northeast across the project site to Jails No. 3 and No. 7. The City of San Bruno water system is the back-up source of water for the County Jail No. 3 / 7 Complex, and must be manually connected to the water line from the water storage tank in order to serve the complex.

A gravity flow sanitary sewer line east of Jails No. 3 and No. 7 and the Learning Center runs to an on-site sewage pump station, where two force main lines run east and then head north along the eastern edge of the property, where they connect to a main gravity flow line that runs north to the Daly City Sewage Treatment Plant.

A PG&E natural gas line enters the eastern side of the project site, runs west in a utility easement along the fields near the farming and horticultural buildings, then turns north and runs in the utility easement along the portion of the main access road just east of Jails No. 3 and No. 7.

The electrical and telephone lines run on utility poles along the same utility easement as does the natural gas line. The electrical line runs to a main transformer west of Jail No. 3. The telephone line runs to a main terminal board in Jail No. 3.

## **Other Existing County Jail No. 3 / 7 Complex Facilities and Operations**

### **County Jail No. 7**

County Jail No. 7 (Jail No. 7), constructed in 1988 north of Jail No. 3 in the northwest corner of the site, contains men's housing (six 50-bed dormitories with a rated capacity of 300 inmates).

### **Learning Center**

North of Jail No. 7 in the northwestern corner of the site, the Learning Center is the former women's housing facility, currently being remodeled to provide space for inmate educational and counseling programs and administration and operations. Remodeling of the Learning Center will be completed by the end of 1997.

### **Farming and Horticultural Buildings and Fields**

The farming and horticultural buildings are in the center of the project site, southeast of Jail No. 3 and north of the storage buildings. They consist of a barn constructed in 1932 used for horticultural classes and storing and maintaining farm equipment, another building used for storing equipment, and two abandoned buildings and paddocks previously used for housing and caring for large farm animals. Farming generally occurs in the fields east of these buildings.

### **Shooting Range**

The shooting range, south of the storage buildings in the southern portion of the project site, is used to train and qualify Sheriff's Department personnel in the use of firearms. It includes secure storage for weapons and ammunition, targets, firearm cleaning and repair equipment, and classroom and administrative spaces. It also includes a firearms discharge area, consisting of 24 firing lanes with target rotation mechanisms and a shotgun firing area.

The shooting range will be relocated to a site at the San Francisco International Airport prior to construction of the jail replacement facilities. Relocation of the shooting range is *not* part of the proposed County Jail No. 3 Replacement Project.

## **Proposed County Jail No. 3 / 7 Complex Facilities and Operations**

The proposed jail replacement facilities include two Housing Buildings, Administrative/Services Building, Vehicle Shop and General Storage Facility, new parking lots, new and upgraded roads, new electrical service and an emergency generator, and water and sanitary sewer infrastructure improvements. The construction site for the new Administrative/Services Building and Housing Buildings is adjacent to and about 200 feet east of the existing County Jail No. 3 building. Figure 3 shows buildings and facilities proposed on the project site.

### **Jail No. 3**

***Housing Buildings - Buildings H-1 and H-2:*** A total of 384 cells with a total rated capacity of 768 inmates would be contained in two identical housing buildings east of existing Jail No. 3 and south of the new Administrative/Services Building. Figure 4 includes a site section showing the proposed Housing Buildings relative to existing Jail No. 3. Each building would consist of four pods (modular housing units), each pod with 48 cells, stacked in two levels. Each pod would be laid out in a double tiered semi-circle of 180 degrees for maximum visibility by deputy sheriffs. Each pod would contain multipurpose space for educational and religious programs, non-contact visiting areas, housekeeping facilities, a day room for deputy sheriffs, and a control room. The day room would include a deputy station, pantry, laundry area, and exercise equipment.

Each Housing Building would have a rectangular footprint of about 160-200 feet long (north to south) by about 190 - 230 feet wide (east to west), be about 55 to 65 feet high at the parapet, and contain another 10-15 feet of mechanical equipment and associated screening on the roof. Figure 5 is a sketch of the proposed buildings.

Secured, paved exercise yards, one per pod, would lie exterior to or on the roof of each housing building, in groups of at least two yards to maximize surveillance. Each exercise yard would occupy a rectangular area of about 4,000 square feet; be delineated by security walls; and contain gun towers, exterior lighting, communications facilities, and toilets.

***Administrative / Services Building - Building A.*** The Administrative/Services Building of about 90,000 square feet would be located just north of the new Housing Buildings. Figure 4 includes a site section showing the proposed Administrative/Services Building relative to existing Jail No. 3. The Administrative/Services Building would have a rectangular footprint about 130 - 170 feet long (north to south) by about 180 - 220 feet wide (east to west). It would be two to three stories, about 30 - 40 feet high at the parapet, and contain another 10 - 15 feet of mechanical equipment and associated screening on the roof. The building would be connected to the Housing Buildings by a hallway connector structure that contains four elevator towers about 65 - 75 feet high. Figure 5 is a sketch of the proposed building. The building would contain administrative operations, medical/dental spaces, kitchen, laundry, classrooms, library and other facilities and operations listed below, some of which would serve the entire City and County of San Francisco Jail System of about 2,500 inmates.

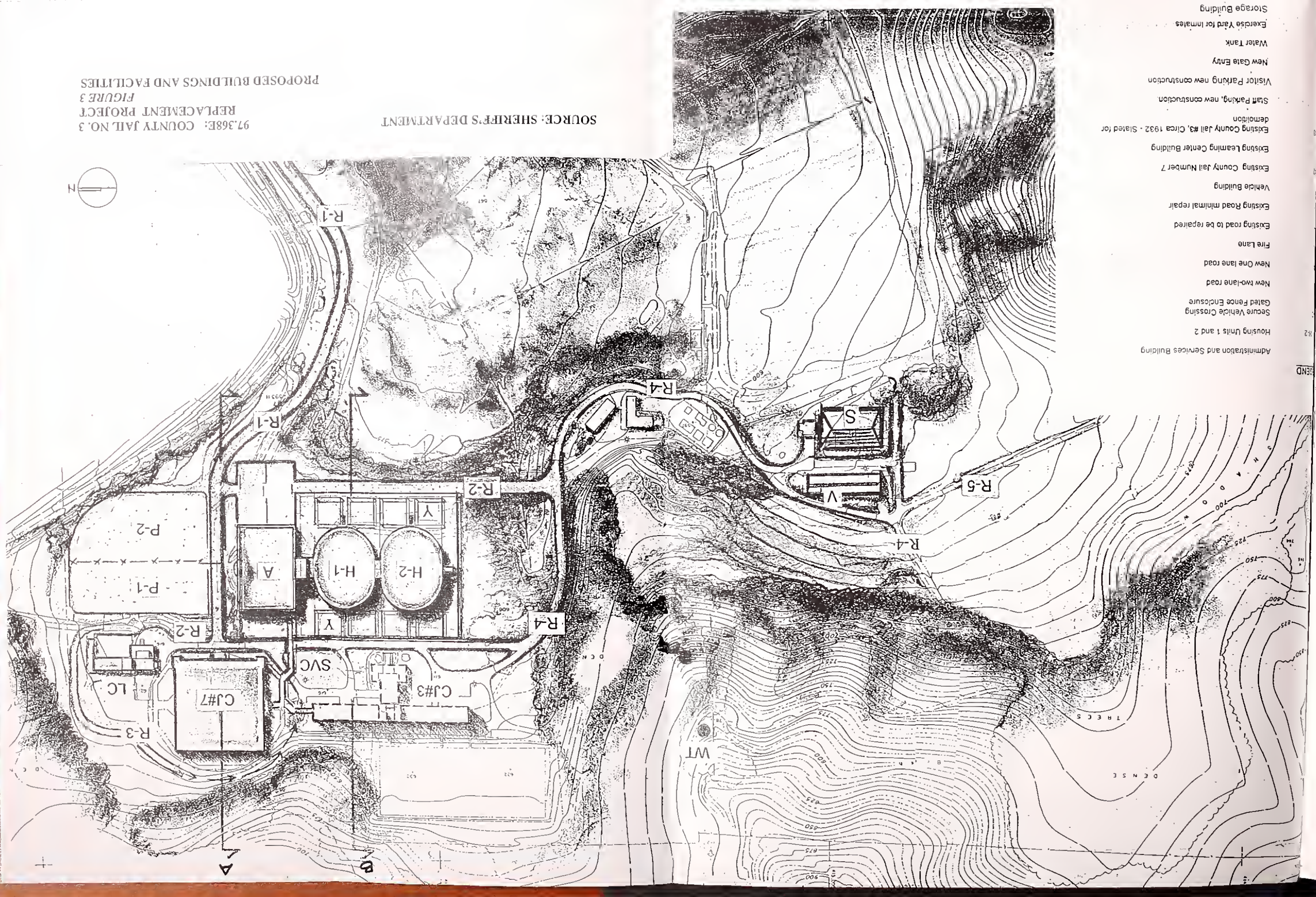




- Administration and Services Building
- Housing Units 1 and 2
- Secure Vehicle Crossing
- Gated Fence Enclosure
- New two-lane road
- New One lane road
- Fire Lane
- Existing road to be repaired
- Existing Road minimal repair
- Vehicle Building
- Existing County Jail Number 7
- Existing Learning Center Building
- Existing County Jail #3, Circa 1932 - Stated for demolition
- Staff Parking, new construction
- Visitor Parking new construction
- New Gate Entry
- Water Tank
- Exercise Yard for inmates
- Storage Building

SOURCE: SHERIFF'S DEPARTMENT

97.368E: COUNTY JAIL NO. 3  
REPLACEMENT PROJECT  
FIGURE 3  
PROPOSED BUILDINGS AND FACILITIES



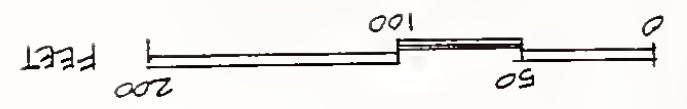






SOURCE: SHERIFF'S DEPARTMENT

Note: Existing Jail No. 3 would be demolished following construction of New Buildings  
 (Administrative/Services Building - A and Housing Buildings - H-1 and H-2)



Site Sections

Existing County Jail Number 3  
 Circa 1932 - Stated for demolition  
 Proposed New Building  
 H-1

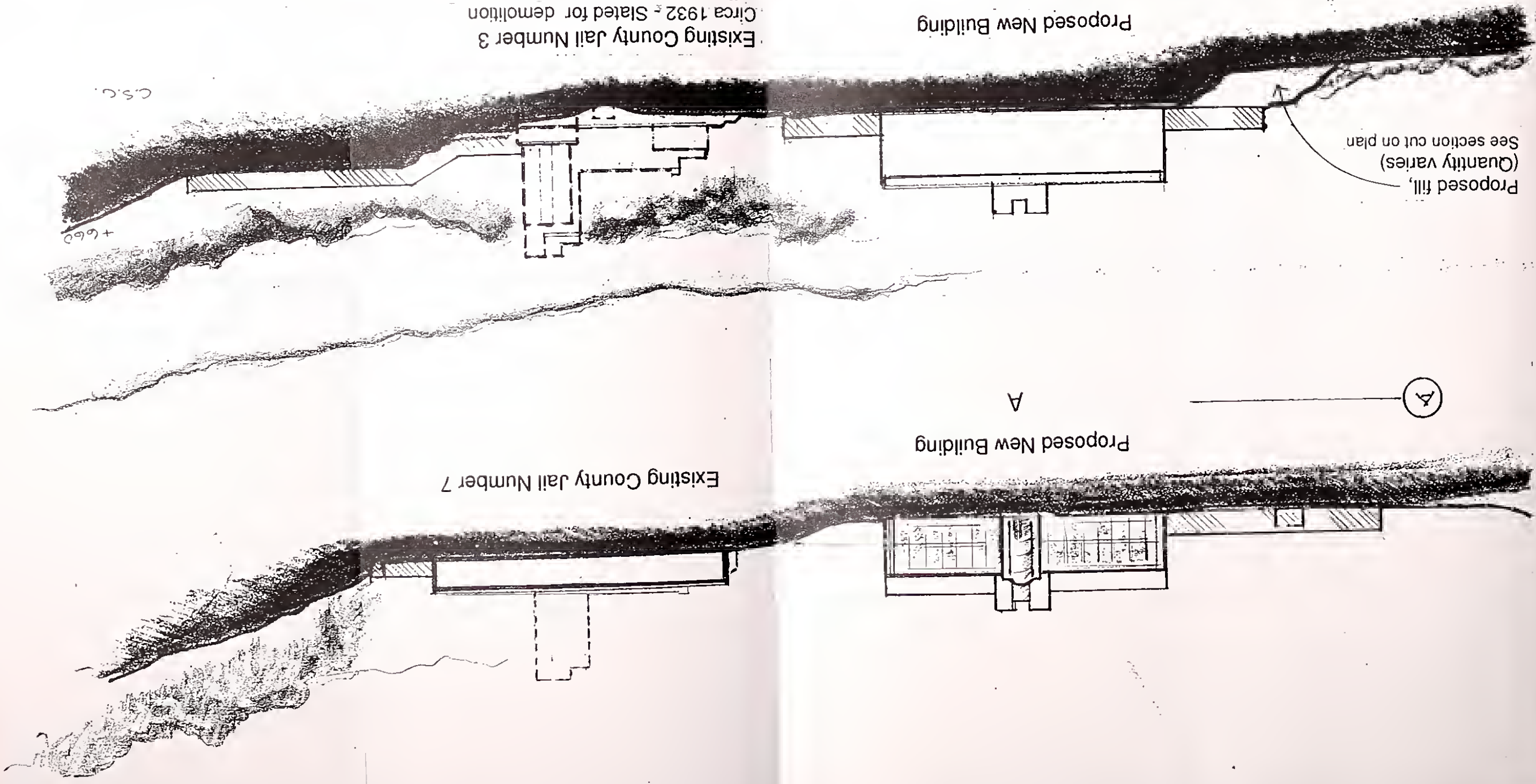
Proposed fill,  
 (Quantity varies)  
 See section cut on plan

C.S.C.

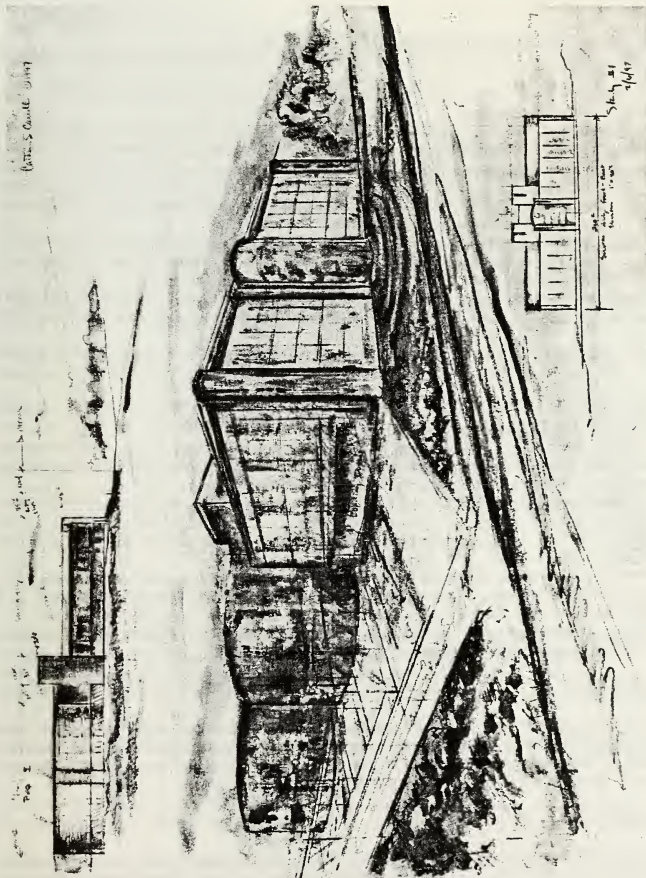
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Existing County Jail Number 7

Proposed New Building  
 A







SOURCE: SHERIFF'S DEPARTMENT

97.368E: COUNTY JAIL NO. 3  
REPLACEMENT PROJECT

FIGURE 5  
PROPOSED ADMINISTRATIVE/SERVICES  
AND HOUSING BUILDINGS

facilities that would serve entire County Jail No. 3 / 7 Complex

1. Lobby
2. Inmate Intake Area
3. Attorney Visiting Area
4. Administrative Offices and Support Area
5. Staff Dining, Exercise, and Locker Rooms
6. Medical / Dental Bays
7. Four Classrooms
8. Law Library
9. Two Arraignment Rooms
10. Communications Room
11. Central Control Area
12. Central Heating Plant

facilities that would serve entire City and County of San Francisco Jail System

13. Kitchen
14. Bakery
15. Laundry

**Vehicle Shop and General Storage Facility - Building V**

The Vehicle Shop and General Storage Facility would be located in the area of the two existing storage buildings on the project site and include three warehouses totaling 24,000 square feet for storing and maintaining vehicles.

**Roads**

The existing main access road on the project site would be partially realigned and widened from one to two lanes; portions of this road would be repaved. A new secondary access road from the new Administrative/Services Building to the new Vehicle Shop and General Storage Facility would be constructed. A new fire lane would be constructed east of Jail No. 7 and the Learning Center. Some existing interior access roads would be repaved or repaired.

**Parking Lots**

All of the existing staff and visitor parking lots would be removed. Two new segregated standard parking lots for staff and visitors would be constructed, generally near the Administrative/Services Building and Jail No. 7. The staff lot would accommodate about 200 cars on an area of about 64,000 square feet. The visitor lot would accommodate about 50 cars on an area of about 16,000 square feet.

**Utility Systems**

A new gravity feed main sewer line would be constructed. The existing water system would be replaced, including construction of a new water storage tank to replace the existing water storage tank at its current location, and constructing water lines to the new buildings and facilities. A new system for delivering water to the project site may be developed and constructed. New electrical service and an emergency generator would be installed.

## **II. SUMMARY OF POTENTIAL ENVIRONMENTAL EFFECTS**

### **A. EFFECTS FOUND TO BE POTENTIALLY SIGNIFICANT**

This Initial Study examines the potential effects on the environment of the proposed San Francisco County Jail No. 3 Replacement Project and identifies some project-specific impacts that are potentially significant. Therefore, an EIR will be prepared to analyze these areas of impact in greater detail and recommend appropriate mitigation measures. The following is a summary list of the areas of potentially significant environmental impacts that will be analyzed in the EIR.

**Transportation/Circulation:** constructing and operating the jail replacement facilities could generate additional traffic and impact traffic Levels of Service of intersections in the project area

**Utilities/Public Services:** operating the jail replacement facilities could increase demand for police and fire protection, electric, and natural gas services and on water and sanitary sewer systems

**Biological Resources:** constructing the proposed project could result in the loss or degradation of wetland habitat and habitat for rare, threatened, or endangered plant and animal species

**Hazards:** constructing the proposed project (which includes demolishing the existing County Jail No. 3 building) could result in the release and disposal of hazardous materials, including pollutants in contaminated soils; and operating the proposed project could involve use and disposal of hazardous materials associated with maintaining vehicles and operating the laundry and other facilities

**Cultural Resources:** constructing the proposed project would involve demolishing the existing County Jail No. 3 building, which could be a significant historic resource; excavation and grading on the project site could result in removal and degradation of archaeological remains on the site

### **B. EFFECTS FOUND TO BE NOT SIGNIFICANT**

The following environmental impacts were determined either to be non-significant or to be mitigated to a less than significant level through measures incorporated into the proposed project. These areas of environmental impact are discussed in the following Environmental Evaluation Checklist and Discussion. Some of these areas of impact will be discussed further in the EIR for informational purposes.

**Land Use:** the proposed project would replace and reorganize existing uses on an existing jail site and would not disrupt or divide the physical arrangement of an established community or have a substantial impact on the existing character of the project vicinity

**Visual Quality:** the jail replacement facilities would not have a substantial negative aesthetic effect, substantially degrade or obstruct any scenic view or vista, or generate obtrusive light or glare

**Population:** the proposed project would not result in a substantial increase in population on the project site, displace existing housing or commercial businesses, or create a substantial demand for additional housing



**Transportation/Circulation:** constructing and operating the jail replacement facilities would not cause a substantial increase in transit or parking demand

**Noise:** constructing and operating the jail replacement facilities would not result in a substantial increase in ambient noise levels on the project site or adjacent properties

**Air Quality/Climate:** constructing and operating the proposed project (which includes demolishing the existing County Jail No. 3 building) would not generate substantial air pollutants or violate any ambient air quality standard for the project area; operating the jail replacement facilities would not generate objectionable odors that permeate the project vicinity; the proposed project would not be of a size or type that would substantially alter wind, moisture, or temperature in the project area

**Utilities/Public Services:** operating the jail replacement facilities would not substantially increase demand for solid waste collection and disposal services, schools, telephone service, or recreational facilities

**Biology:** constructing the proposed project would not involve removing substantial numbers of mature, scenic trees

**Geology/Topography:** constructing and operating the jail replacement facilities would not substantially change the topography of the project site or expose people or structures to major geologic hazards

**Water:** constructing and operating the jail replacement facilities would not substantially degrade water quality on or near the project site; degrade or deplete groundwater resources or interfere substantially with groundwater recharge; or cause substantial flooding, erosion, or siltation

**Energy/Natural Resources:** operating the jail replacement facilities would not involve the use of large amounts or wasteful use of fuel, water, or energy; or have a substantial effect on the use or extraction of natural resources

**Cultural Resources:** the proposed project would not conflict with recreational, educational, or scientific uses of the project area, or with the preservation of buildings subject to Articles 10 or 11 of the San Francisco Planning Code

### III. ENVIRONMENTAL EVALUATION CHECKLIST AND DISCUSSION

<u>A. COMPATIBILITY WITH EXISTING ZONING AND PLANS</u>		<u>Not</u>	
		<u>Applicable</u>	<u>Discussed</u>
1)	Discuss any variances, special authorizations, or changes proposed to the City Planning Code or Zoning Map, if applicable.	—	<u>X</u>
*2)	Discuss any conflicts with any adopted environmental plans and goals of the City or Region, if applicable.	—	<u>X</u>

The project site is Parcel 017-530-010 of the San Mateo County Assessor's Role and covers 158 acres. It is in the "Resource Management" (RM) Zoning District of San Mateo County. The San Mateo County



General Plan Land Use Designations for the parcels are "Institutional" and "Public Recreation". While the proposed San Francisco County Jail No. 3 Replacement Project does not substantially conflict with the existing zoning or land use designation for the project site, the EIR will further discuss this subject. In addition, the EIR will address whether the proposed project conflicts with the goals, objectives, policies, and plans of the City and County of San Francisco, County of San Mateo, Cities of San Bruno and Pacifica, and other public agencies, as appropriate.

## **B. ENVIRONMENTAL EFFECTS**

(\* = derived from State EIR Guidelines, Appendix G, normally significant effect)

### **Could the project:**

1) <u>Land Use</u>	<u>YES</u>	<u>NO</u>	<u>DISCUSSED</u>
*(a) Disrupt or divide the physical arrangement of an established community?	—	<u>X</u>	<u>X</u>
*(b) Have any substantial impact upon the existing character of the vicinity?	—	<u>X</u>	<u>X</u>

Since the proposed project involves replacing the existing Jail No. 3 facilities within the boundary of the existing County Jail No. 3 / 7 Complex, it would not disrupt or divide the physical arrangement of the western San Bruno or San Mateo County communities or have a substantial impact on the existing character of the project site and vicinity. However, as the proposed project would intensify some existing uses and developed area on the project site, the EIR will further discuss potential impacts of the proposed project on the character of the project site and vicinity.

2) <u>Visual Quality</u>	<u>YES</u>	<u>NO</u>	<u>DISCUSSED</u>
*(a) Have a substantial, demonstrable negative aesthetic effect?	—	<u>X</u>	<u>X</u>
(b) Substantially degrade or obstruct any scenic view or vista now observed from public areas?	—	<u>X</u>	<u>X</u>
(c) Generate obtrusive light or glare substantially impacting other properties?	—	<u>X</u>	<u>X</u>

The proposed project would not have a substantial negative aesthetic effect or substantially degrade or obstruct any scenic view or vista observed from public areas because the project site is already used for jail facilities, the existing views to the site are of jail facilities, and the proposed project involves mainly replacing existing jail facilities. Furthermore, while the proposed project would increase the developed area on the project site because it would involve constructing a new Administrative/Services Building, two Housing Buildings, Vehicle Shop and General Storage Facility, water storage tank, roads, and parking lots, the developed area on the site would only increase by about 2.7 acres (taking into account areas of the site that would be uncovered after buildings and facilities are removed), from about 7.6 acres to about 10.3 acres. This increase in developed area on the site would represent an increase of only about 1.7 percent of

the total area of the site, from about 4.8 percent to about 6.5 percent of the 158-acre site. In addition, the new Administrative/Services Building and Housing Buildings would be about 10 - 20 and 20 - 30 feet lower, respectively, than the highest point of the existing Jail No. 3 building. Therefore, viewers of the project site would see a relatively small increase in developed area and lower structures on the site. Although the proposed project would not have a substantial negative aesthetic effect, the EIR will present a photosimulation of the proposed Administrative/Services Building and Housing Buildings and describe the changes in what one would see on the project site and the magnitude of those changes.

The new buildings and other facilities on the project site would not generate obtrusive light or glare for the following reasons: the new jail facilities would replace the existing jail facilities, which currently generate light and glare; the closest sensitive receptors to the project site (residences) are relatively distant, about 300 and 350 feet, respectively, from the sites proposed for the new Administrative/Services Building and new Housing Buildings; and installation of shielded lighting fixtures positioned down and away from adjacent properties will be incorporated into the design specifications for the proposed project.

### 3) Population

### YES NO DISCUSSED

*(a) Induce substantial growth or concentration of population?	—	<u>X</u>	<u>X</u>
*(b) Displace a large number of people (involving either housing or employment)?	—	<u>X</u>	<u>X</u>
(c) Create a substantial demand for additional housing in San Francisco, or substantially reduce the housing supply?	—	<u>X</u>	<u>X</u>

Although the new Housing Buildings would have a rated capacity (i.e., maximum potential occupancy by inmates) about 40 percent greater than that of existing Jail No. 3, the proposed project would not result in a substantial increase in population on the project site because the increase in and total maximum population would be small relative to the total area of the site, and the historic average population in Jail No. 3 is similar to the potential future population in the new Housing Buildings (see Table 1). The number of inmates that actually occupy the Housing Buildings during any period of time would depend on crime and incarceration rates and the efficiency of processing inmates for trial.

Since the proposed project would not displace existing housing or commercial businesses, it would not displace residents or employees. Some short-term jobs would be created as a result of constructing the proposed project (which includes demolishing the existing Jail No. 3 building), and a few long-term jobs may be created as a result of operating the jail replacement facilities. The prospective employees would likely consist of Bay Area residents and some persons that relocate to the area. The relatively small number of persons that relocate to the Bay Area would likely seek housing in one of several local communities (e.g., San Francisco, San Bruno, Pacifica, or other Bay Area communities), which could accommodate the new residents without substantially decreasing the available housing supply in those communities.

The EIR will not further discuss impacts of the proposed project to population, housing, or employment. Historic, existing, and potential future inmate and employee populations on the project site will be described in the Project Description section of the EIR.

**4) Transportation/Circulation****YES NO DISCUSSED**

- \* (a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system? *To Be Determined*
- (b) Interfere with existing transportation systems, causing substantial alterations to circulation patterns or major traffic hazards? *To Be Determined*
- (c) Cause a substantial increase in transit demand which cannot be accommodated by existing or proposed transit capacity? — X X
- (d) Cause a substantial increase in parking demand which cannot be accommodated by existing parking facilities? — X X

The EIR will describe the vehicular trips to and from the project site that would be generated by construction workers during project construction; and during project operation by additional staff and deliveries of food items and laundry to and from the expanded kitchen, new bakery, and expanded laundry and by visitors of potential additional inmates. The EIR will describe the existing traffic Levels of Service for intersections in the project area, and analyze the projected Levels of Service at these intersections as a result of constructing and operating the jail replacement facilities. Project site access, egress, and interior circulation design will be analyzed relative to the additional vehicular trips generated during construction and operation of the jail replacement facilities.

The proposed project would not cause a substantial increase in transit or parking demand because it involves replacing the existing Jail No. 3 facilities and only minor expansion of the existing kitchen and laundry facilities. As such, the proposed project is expected to generate only a few additional long-term jobs. Furthermore, while the proposed project involves removing the existing staff and visitor parking lots, it includes constructing two new parking lots for staff and visitors north of the new Administrative/Services Building and Housing Buildings. Based on historic parking demand, the amount of parking proposed on the project site is expected to meet any parking demand generated by the proposed project. The proposed project is expected to have a negligible impact on transit demand, as transit is used infrequently as a mode of transportation to the project site, and any increase in transit demand generated by the project would be minimal. The EIR will not further discuss transit and parking impacts of the proposed project.

**5) Noise****YES NO DISCUSSED**

- \* (a) Increase substantially the ambient noise levels for adjoining areas? — X X
- (b) Violate Title 24 Noise Insulation Standards, if applicable? — X X
- (c) Be substantially impacted by existing noise levels? — X X

Although constructing the proposed project is not expected to result in a substantial increase in ambient noise levels on the project site, the EIR will address this issue because project construction would be more

noisy than would project operation, and some of the construction activities required for the proposed project, such as pile driving, would generate higher noise levels than would standard construction activities.

Title 24 of the California Code of Regulations establishes uniform noise insulation standards for residential projects, including jails because they house inmates. The San Francisco Department of Building Inspection would review the final building plans for the proposed project to insure that the building wall and floor/ceiling assemblies are designed according to State standards regarding sound transmission.

The existing jail facilities already generate noise as a result of human activity in the outdoor exercise yards, maintenance and other human activities around the facilities, vehicular and truck traffic, operation of farming equipment, operation of alarm systems, and firing of guns at the shooting range. Operating the proposed project would not result in a substantial increase in ambient noise levels on the project site or adjacent properties for many reasons. The proposed project involves mainly replacing the existing Jail No. 3 facilities and only minor expansion of the existing kitchen and laundry facilities, the areas proposed for new development are in the same general area as are the existing facilities, and the closest sensitive receptors to the project site (residences) are relatively distant from areas proposed for new development - about 350 feet, 300 feet, and 1,000 feet from the sites proposed for the new Housing Buildings, Administrative/Services Building, and Vehicle Shop and General Storage Facility, respectively. The shooting range will be relocated to a site at the San Francisco International Airport prior to construction of the jail replacement facilities. Finally, the heating, ventilation, and cooling (HVAC) system on the roofs of the new buildings would be designed taking into account the existing ambient noise levels at sensitive receptors and the noise policies and standards of the San Mateo County General Plan Noise Element and Noise Ordinance. The design of the HVAC system would be reviewed and approved by the California Department of Corrections and/or the San Francisco Building Department.

The jail replacement facilities would not be substantially impacted by existing noise levels because the surrounding land uses consist of open space and residential development. The EIR will not further discuss the operational noise impacts of the proposed project.

6) Air Quality/Climate

YES NO DISCUSSED

- |  |   |          |          |
|--|---|----------|----------|
| *(a) Violate any ambient air quality standard or contribute substantially to an existing or projected air quality violation?   | — | <u>X</u> | <u>X</u> |
| *(b) Expose sensitive receptors to substantial pollutant concentrations?   | — | <u>X</u> | <u>X</u> |
| (c) Permeate its vicinity with objectionable odors?  | — | <u>X</u> | <u>X</u> |
| (d) Alter wind, moisture or temperature (including sun shading effects) so as to substantially affect public areas, or change the climate either in the community or region? | — | <u>X</u> | <u>X</u> |

Demolition, site preparation, excavation, grading, and other construction activities on the project site would generate dust and other air pollutants. However, construction activities would not generate substantial air pollutants or violate any ambient air quality standard for the project area because standard

measures for mitigating emissions of air pollutants during construction, particularly fine particulate matter (PM<sub>10</sub>), required by the Bay Area Air Quality Management District (BAAQMD) will be incorporated into the proposed project as construction specifications. These measures are the following basic and enhanced control measures for construction emissions of PM<sub>10</sub> that would be implemented as necessary depending on weather conditions:

1. Water all active construction areas at least twice daily.
2. Cover all trucks hauling soil, sand, and other loose materials *or* maintain at least two feet of freeboard in trucks hauling such materials.
3. Pave, apply water three times daily, or apply non-toxic soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites.
4. Using water sweepers, daily sweep all paved access roads, parking areas, and staging areas at construction sites.
5. Using water sweepers, daily sweep public streets adjacent to construction sites if visible soil material has been carried onto the streets.
6. Hydroseed or apply non-toxic soil stabilizers to inactive construction areas (i.e., previously graded areas inactive for ten or more days).
7. Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (e.g., dirt, sand, etc.).
8. Limit traffic speeds on unpaved roads to 15 mph.
9. Install sandbags or other erosion control measures to prevent runoff of silt to public streets.
10. Replant vegetation removed from disturbed areas as quickly as possible.

The Biology section of the EIR will address the potential impacts of construction dust and air pollutants on the aerial habitat, flight paths, and terrestrial habitat of the Mission Blue butterfly (*Icaricia icarioides missionensis*) on the project site.

The additional traffic generated from operating the jail replacement facilities would emit exhaust, which contains various air pollutants. The EIR will quantify the emissions of air pollutants as a result of the additional vehicular trips to and from the project site by additional staff and deliveries of food items and laundry to and from the expanded kitchen, new bakery, and expanded laundry. Air quality computer models will be used to quantify the air pollutant emissions, and these emissions will be compared with local and regional emission standards, including those of the BAAQMD.

Operating the proposed project would generate some cooking, laundry, and petroleum hydrocarbon odors as a result of operating the expanded kitchen, new bakery, and expanded laundry in the new Administrative/Services Building and activities in the new Vehicle Shop and General Storage Facility. It is not expected that these odors would be objectionable odors that permeate the project vicinity for the following reasons: the new jail facilities would replace the existing jail facilities, which currently generate some odors; the closest sensitive receptors to the project site (residences) are relatively distant, about 300 feet and 1,000 feet, respectively, from the sites proposed for the new Administrative/Services Building and Vehicle Shop and General Storage Facility; and the San Francisco Department of Building Inspection would review the final building plans for the proposed project to ensure that the kitchen, bakery, and laundry facilities are designed according to the odor reduction specifications for such facilities in the Uniform Building Code and the San Francisco amendments which together constitute the San Francisco City and County Building Code.

The proposed project would not be of a size or type that would substantially alter wind, moisture, or temperature in the project area. The new Administrative/Services Building and Housing Buildings would be larger in footprint by about 110,000 square feet and lower by about 10 - 30 feet than the existing Jail No. 3 building. The jail replacement buildings would not be large or tall enough to substantially alter wind patterns, cause a wind tunnel effect, or cast shadows on public areas or cause any change in ambient temperature in a public place.

7) Utilities/Public Services

YES NO DISCUSSED

- |  |                         |          |          |
|--|-------------------------|----------|----------|
| * (a) Breach published national, state or local standards relating to solid waste or litter control? | —                       | <u>X</u> | <u>X</u> |
| * (b) Extend a sewer trunk line with capacity to serve new development?                              | <i>To Be Determined</i> |          |          |
| (c) Substantially increase demand for schools, recreation or other public facilities?                | <i>To Be Determined</i> |          |          |
| (d) Require major expansion of power, water, or communications facilities?                           | <i>To Be Determined</i> |          |          |

As the proposed project involves mainly replacing the existing Jail No. 3 facilities and includes only minor expansion of the existing kitchen and laundry facilities, it would not substantially increase demand for solid waste collection and disposal services, schools, telephone service, or recreational facilities. The EIR will not further discuss these issues.

The EIR will describe the existing levels of police and fire protection services to the existing jail facilities on the project site, analyze whether constructing and operating the proposed project would increase the demand for such services, and whether the existing levels of service are adequate to meet any projected increase in service demand.

The EIR will describe the capacities of the existing water, sanitary sewer, and electrical systems that serve the existing jail facilities on the project site; and analyze whether constructing and operating the proposed project would increase the demand for such utilities, whether the existing system capacities are adequate to meet any projected increase in utility demand, and if applicable, whether any expansion of utility service to the site could accommodate or induce other development in the project area.

8) Biology

YES NO DISCUSSED

- |  |                         |          |          |
|--|-------------------------|----------|----------|
| * (a) Substantially affect a rare or endangered species of animal or plant or the habitat of the species?  | <i>To Be Determined</i> |          |          |
| * (b) Substantially diminish habitat for fish, wildlife or plants, or interfere substantially with the movement of any resident or migratory fish or wildlife species? | <i>To Be Determined</i> |          |          |
| (c) Require removal of substantial numbers of mature, scenic trees?  | —                       | <u>X</u> | <u>X</u> |



The draft update of a 1993 wetland delineation of the project site and area conducted by a biological consultant indicates that wetlands and other waters of the United States under the jurisdiction of the U.S. Army Corps of Engineers (ACOE) are present in the project area. Preliminary findings of a biological assessment of the project site and area conducted by a biological consultant indicates that the site and area contain habitat and populations of rare, threatened, and endangered plant and animal species, including coast rock cress (*Arabis blepharophylla*), California red-legged frog (*Rana aurora draytonii*), and Mission blue butterfly (*Icaricia icarioides missionensis*); and three sensitive natural plant communities, including emergent marsh, woody riparian channel, and native perennial grassland. The project site also contains habitat for the San Francisco garter snake (*Thamnophis sirtalis tetrataenia*) and San Bruno elfin butterfly (*Incisalia mossi bayensis*).

The EIR will describe the location, acreage, and quality of existing plant and animal habitat on the project site, focusing on habitat for rare, threatened, and endangered plant and animal species. The EIR will analyze the impacts of constructing and operating the jail replacement facilities on plants and animals, focusing on rare, threatened, and endangered species, including disturbance and displacement of animals, interference with animal movement and migration, and degradation and loss of habitat.

The EIR will describe the location, acreage, and condition of wetlands and other waters of the United States under the jurisdiction of the ACOE; and evaluate the impacts of constructing and operating the proposed project on this type of habitat, including degradation of wetland habitat and loss of wetland acreage. The Water Quality section of the EIR will address potential degradation of water quality in the drainage courses and wetlands on and adjacent to the project site as a result of increases in erosion and sedimentation associated with grading and other construction activities and increases in stormwater runoff rates on the site.

The proposed project may involve removing several trees from the area proposed for the new water storage tank and from other areas of the project site. It is not expected that the proposed project would involve removing a substantial number of trees.

9) Geology/Topography

YES NO DISCUSSED

- \*(a) Expose people or structures to major geologic hazards (slides, subsidence, erosion and liquefaction).

— X X

- (b) Change substantially the topography or any unique geologic or physical features of the site?

— X X

The project site is located about one-half mile from the San Andreas Fault. Previous geotechnical studies of the project site indicate that a large portion of the areas of the site proposed for development are subject to groundshaking from earthquakes. The proposed project would not expose more inmates to earthquake shaking because the historic average population in existing Jail No. 3 is similar to the potential future population in the new Housing Buildings. Furthermore, the new Housing Buildings would be seismically safer, as they would be structurally designed to better withstand seismic events and withstand seismic events of greater magnitude than would the existing Jail No. 3 building, which was constructed in 1932 according to lesser seismic standards and is in a state of deterioration.

The geotechnical studies also indicate that the areas of the site proposed for development do not have slope constraints, are not susceptible to landslide, and do not have liquefaction potential. Immediately east of

existing Jail No. 3 in the area proposed for the Administrative/Services Building and Housing Buildings, about 158,000 cubic yards of unengineered fill, consisting mainly of soil and other materials imported from off-site sources, was deposited from 1988 to 1990.

A geotechnical consulting firm will prepare a new geotechnical report on the proposed project that assesses the nature and severity of the hazards on the site, and recommends project design and construction features that would reduce the hazards. These design and construction features would be incorporated into the construction design and specifications for the proposed project. Furthermore, the San Francisco Department of Building Inspection would require that the new buildings meet the standards of the Uniform Building Code (and San Francisco amendments) and San Francisco City and County Building Code; and the San Francisco Department of Public Works would require that the new roads, road improvements, and utility improvements meet San Francisco Standard Plans and Standard Specifications.

While the proposed project would not expose people or structures to major geologic hazards, the EIR will address the seismic safety issues on the project site, including location of earthquake faults relative to the site, the potential for and magnitude of earthquake shaking on the site, seismic safety associated with the existing Jail No. 3 building, and required seismic safety design of the new Administrative/Services Building and Housing Buildings.

10) Water

YES NO DISCUSSED

\*(a) Substantially degrade water quality, or contaminate a public water supply?

— X X

\*(b) Substantially degrade or deplete ground water resources, or interfere substantially with ground water recharge?

— X X

\*(c) Cause substantial flooding, erosion or siltation?

— X X

The proposed project would not substantially degrade water quality on or near the project site, since it involves mainly replacing existing jail facilities in a new location on the site, would add only a minor amount of impervious surface area to the site, and would not include operations that involve direct or indirect discharge of pollutants to water bodies other than stormwater runoff. Furthermore, the regulatory requirements for the proposed project would reduce potential impacts to water quality. The San Francisco Regional Water Quality Control Board (RWQCB) will require a stormwater permit for the proposed project because the project involves construction activities affecting five or more acres (construction of the proposed project would affect about 12 acres of the project site). This General Permit for Storm Water Discharges Associated With Construction Activity requires owners of construction sites to develop and implement a Stormwater Pollution Prevention Plan (SWPPP) to help identify sources of sediment and other pollutants that affect the quality of storm water discharges, and to describe and ensure the implementation of practices to reduce sediment and other pollutants in storm water discharges. In addition, if the proposed project involves development (i.e., placing fill) in the adjacent wetlands, the U.S. Army Corps of Engineers (ACOE) will require a Nationwide or General Permit for the project. To issue either permit for the proposed project, the ACOE will require a Water Quality Certification under Section 401 of the Clean Water Act from the RWQCB for the proposed project, which would find that the activities permitted by the permit would not violate water quality standards for wetlands individually or cumulatively over the term of the permit.



(c) Create a potentially substantial fire hazard?

— X X

The EIR will describe the locations in existing buildings to be demolished or altered during project construction in which hazardous materials have been or are currently used, stored, or disposed of or are present in the building materials (e.g., asbestos and lead-based paint). The locations of known contaminated soil or groundwater on the site will also be described. The EIR will analyze whether demolition, excavation, and construction activities and operating the jail replacement facilities could result in the release or disposal of such materials and affect the health and safety of workers and the public. In addition, the EIR will describe the use, storage, and disposal of guns and ammunition associated with operating the existing and replacement jail facilities.

The Public Services/Utilities section of the EIR will describe the existing levels of police and fire protection services to the existing jail facilities on the project site, analyze whether constructing and operating the proposed project would increase the demand for such services, and whether the existing levels of service are adequate to meet any projected increase in service demand.

Operating the proposed project would not interfere with emergency response plans or emergency evacuation plans, or create a potentially substantial fire hazard because the project involves replacing and upgrading some of the existing jail facilities on the project site. An emergency evacuation plan in the case of a natural disaster (e.g., fire or earthquake) at the County Jail No. 3 / 7 Complex is on file at the administrative offices of existing Jail No. 3, and would be amended for the proposed project. The proposed project would improve circulation by emergency vehicles on the site because it includes upgrading existing roads and constructing new roads.

13) Cultural

YES NO DISCUSSED

- \*(a) Disrupt or adversely affect a prehistoric or historic archaeological site or a property of historic or cultural significance to a community or ethnic or social group; or a paleontological site except as a part of a scientific study?

*To Be Determined*

- (b) Conflict with established recreational, educational, religious or scientific uses of the area?

— X X

- (c) Conflict with the preservation of buildings subject to the provisions of Article 10 or Article 11 of the City Planning Code?

— X X

The EIR will address the existence of or potential for archaeological or historic sites or structures on the project site. The EIR will specifically address whether the existing County Jail No. 3 building and surrounding property is an historic resource, and whether constructing the proposed project may cause a substantial adverse change in the significance of an historic resource on the project site. The EIR will also address whether constructing the proposed project may result in loss or degradation of archaeological resources on the site.

The project site is not used for recreational, educational, religious, or scientific uses other than such uses associated with existing jail programs. Recreational and educational facilities are located near the project site, at the Sweeney Ridge Skyline Preserve of the Golden Gate National Recreation Area and at Skyline College, to the west and northwest of the site, respectively. The proposed project would not conflict with continued use of these areas or with other recreational, educational, religious, or scientific uses in the project area because the project involves replacing and upgrading some of the existing jail facilities on the project site.

The proposed project would not conflict with the preservation of buildings subject to the provisions of Article 10 or 11 of the San Francisco Planning Code because these Articles apply only to property within the City and County of San Francisco. Since the buildings on the project site are within the County of San Mateo, they could not be classified as Landmarks or Structures of Merit or located in Historic Districts pursuant to Article 10; or classified as Significant or Contributory Buildings or located in a Conservation District pursuant to Article 11.

C.	<u>OTHER</u>	<u>YES</u> <u>NO</u> <u>DISCUSSED</u>
	Require approval and/or permits from City Departments other than Department of City Planning or Bureau of Building Inspection, or from Regional, State or Federal Agencies?	<u>X</u> — <u>X</u>

The EIR will discuss the permits and other approvals for the proposed County Jail No. 3 Replacement Project required from federal, state, and local agencies. Specifically, the EIR will address the need for consultation with, or approvals or permits by, the U.S. Army Corps of Engineers for loss and degradation of wetland habitat; U.S. Fish and Wildlife Service and California Department of Fish and Game for impacts on the habitat and populations of rare, threatened, or endangered plant and animal species; San Francisco Regional Water Quality Control Board for impacts to water quality. The EIR will also describe other permits and approvals required from the State of California (e.g., Board of Corrections and Fire Marshal), County of San Mateo, City of San Bruno, and City and County of San Francisco.

D.	<u>MITIGATION MEASURES</u>	<u>YES</u> <u>NO</u> <u>N/A</u> <u>DISCUSSED</u>
1)	Could the project have significant effects if mitigation measures are not included in the project?	<u>X</u> —    — <u>X</u>
2)	Are all mitigation measures necessary to eliminate significant effects included in the project?	— <u>X</u> — <u>X</u>

The EIR will analyze the potential for significant adverse environmental impacts as a result of constructing and operating the County Jail No. 3 Replacement Project. For each significant adverse environmental impact identified in the EIR, the EIR will present mitigation measures.

To mitigate light and glare generated by the jail replacement facilities, installation of shielded lighting fixtures positioned down and away from adjacent properties and coating of windows to reduce glare will be incorporated into the proposed project as design specifications.

The following measures for mitigating emissions of air pollutants during project construction, required by the Bay Area Air Quality Management District, will be incorporated into the proposed project as construction specifications. These measures are the following basic and enhanced control measures for construction emissions of fine particulate matter (PM<sub>10</sub>) that would be implemented as necessary depending on weather conditions:

1. Water all active construction areas at least twice daily.
2. Cover all trucks hauling soil, sand, and other loose materials *or* maintain at least two feet of freeboard in trucks hauling such materials.
3. Pave, apply water three times daily, or apply non-toxic soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites.
4. Using water sweepers, daily sweep all paved access roads, parking areas, and staging areas at construction sites.
5. Using water sweepers, daily sweep public streets adjacent to construction sites if visible soil material has been carried onto the streets.
6. Hydroseed or apply non-toxic soil stabilizers to inactive construction areas (i.e., previously graded areas inactive for ten or more days).
7. Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (e.g., dirt, sand, etc.).
8. Limit traffic speeds on unpaved roads to 15 mph.
9. Install sandbags or other erosion control measures to prevent runoff of silt to public streets.
10. Replant vegetation removed from disturbed areas as quickly as possible.

#### **E. ALTERNATIVES**

The EIR will discuss and evaluate the following alternatives to the proposed County Jail No. 3 Replacement Project. The extent to which these alternatives would meet certain objectives of the proposed project while mitigating any significant environmental impacts will be addressed.

**No Project Alternative.** The No Project Alternative consists of no change in the existing County Jail No. 3 facilities or operations.

**Off-Site Alternatives.** The EIR will analyze one off-site alternative that consists of constructing the jail replacement facilities on a site adjacent to the existing Hall of Justice at 7th and Bryant Streets in San Francisco; and discuss why other off-site alternatives were eliminated from further consideration.

**Resource Preservation Alternative.** If necessary, based on the impacts to historic resources or biological resources, the EIR will analyze one alternative to avoid these impacts.

**Lower Intensity Alternative.** The Lower Intensity Alternative consists of exact replacement of the existing Jail No. 3 facilities - the County Jail No. 3 Replacement Project - without expanding the existing kitchen and laundry facilities, constructing the bakery, or constructing the Vehicle Shop and General Storage Facility.

#### **F. MANDATORY FINDINGS OF SIGNIFICANCE**

#### **YES NO DISCUSSED**

- \*1) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or pre-history?

*To Be Determined*



- \*2) Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? — X —
- \*3) Does the project have possible environmental effects which are individually limited, but cumulatively considerable? (Analyze in the light of past projects, other current projects, and probable future projects.) — X —
- \*4) Would the project cause substantial adverse effects on human beings, either directly or indirectly? *To Be Determined*

The EIR will analyze the potential for significant adverse impacts on biological and archaeological and historic resources; increases in traffic and demand for public services and utilities; and release or disposal of hazardous materials as a result of constructing and operating the County Jail No. 3 Replacement Project. The direct, indirect, and cumulative impacts of the proposed project will be addressed in these analyses.

**G. ON THE BASIS OF THIS INITIAL STUDY**

- I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared by the Department of City Planning.
- I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because the Mitigation Measures in the discussion have been included as part of the proposed project. A NEGATIVE DECLARATION will be prepared.
- X I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

  
HILLARY E. GITEMAN  
Environmental Review Officer

for

GERALD A. GREEN  
Director of Planning

DATE: 9/26/97





